



Oakley House, Stert Road  
Chinnor

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A rare and fantastic opportunity to acquire this handsome, double fronted Victorian home with outbuildings and a large sunny garden in a stunning and peaceful location at the foot of the Chiltern Hills. Offering 3 bedrooms, 2 bathrooms, 3 reception rooms and great potential to amend or extend. CHAIN FREE

Stert Road, Kingston Blount, Chinnor, Oxfordshire, OX39 4SE

Guide Price: £750,000

- Detached Character Property
- 3 Double Bedrooms
- 3 Reception Rooms
- Large Garden
- Numerous Outbuildings
- Potential To Extend or Amend STPP
- Former Bakehouse
- Beautiful Village Location
- Chain Free
- Excellent Transport Links



19 Station Road, Chinnor, Oxfordshire, OX39 4PU

**01844 354554**

chinnor@bb-estateagents.co.uk

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PROTECTED



## Kingston Blount

Kingston Blount is a village about 4 miles (6.4 km) southeast of Thame in South Oxfordshire. The village is a spring line settlement at the foot of the Chiltern Hills escarpment.

The 87 mile (140 km) long Ridgeway National Trail passes to the south, and the Lower Icknield Way to the north.

The village has a modern style coffee shop The Cherry Tree and a large playing field where the village's main events are held. The primary school is situated half a mile away in Aston Rowant.

Close by, within 5 minutes' walk, is the Aston Rowant cricket club, an idyllic social hub on a summer evening, with a bar in the pavilion. Also, the village has a thriving community with regular events in the village hall, and an annual Street Fair.



## Description

Built in circa 1800, this much-loved family home is the former bakehouse of the village and takes its name from the family of bakers that ran it. Set back from the road, Oakley House is accessed via a long, gated driveway to the side of the property, there is also a pretty front garden with Magnolia tree and a brook running along the front of the boundary.

The property enters into a main hallway, which has doors to two reception rooms and staircase to first floor. The dining room is to the left and features a wonderful bay window overlooking the farmland opposite, it's semi open to the kitchen at the rear of the house. There are ample waist and eye level units, space for a fridge freezer and cooker and a large pantry style cupboard. From the kitchen is access to the porch/boot room with door to the outside and access to the useful utility area with plumbing for white goods. Also from the kitchen is a hallway with doors to the downstairs shower room, back door and third reception room. This room is an extension of the original property and could be used as a formal dining area, playroom or as the current vendor, the family TV room. There are French doors out to the patio and garden and internal French doors to the formal reception room. This room is bathed in natural light from the dual aspect bay windows and is naturally sectioned off into area for comfortable seating, reading nooks and a study area. The room is serviced by a gorgeous wood burning stove for cosy nights in. A door leads you back through to the main hallway and staircase.

Upstairs are three double bedrooms, two of which have fitted wardrobes and views of the countryside. They are all serviced by a spacious family bathroom, with bath and separate shower, and large fitted linen cupboards.



Outside: The rear garden is laid mainly to lawn with an area of patio for socialising and entertaining accessed from the house. There are mature trees and shrubs bordering, including silver birch, acer and apple trees. Numerous outbuildings complete the outside space, offering options to convert to additional living space, hobby rooms, home offices or teenage dens. From the driveway is a large garage/workshop with power and lights and attic space, next to it is a fantastic summer house, fully insulated with power and lights, perfect as a studio, home office or gym. Further along the garden are two additional storage sheds, a greenhouse and raised vegetable beds. Nestled discretely at the very end of the garden is a fabulous L-shaped storage shed that runs the width of the garden. One side of it has double doors large enough for a small car to be stored. It's fully lined and could even be converted to separate living accommodation for multigenerational living, all subject to relevant planning permissions. There is side access to the front and driveway parking for numerous vehicles.

Other notable features; double glazing to several windows, the remaining windows and doors are single, with secondary glazing. Lapsed planning permission for a two-storey extension to the rear. Private drainage. GCH.



## General Remarks and Stipulations

### Tenure

Freehold

### Post Code

OX39 4SE

### EPC Rating

D with potential C

### Viewing

Strictly by appointment with  
Bonners & Babingtons

### Local Authority

South Oxfordshire District Council

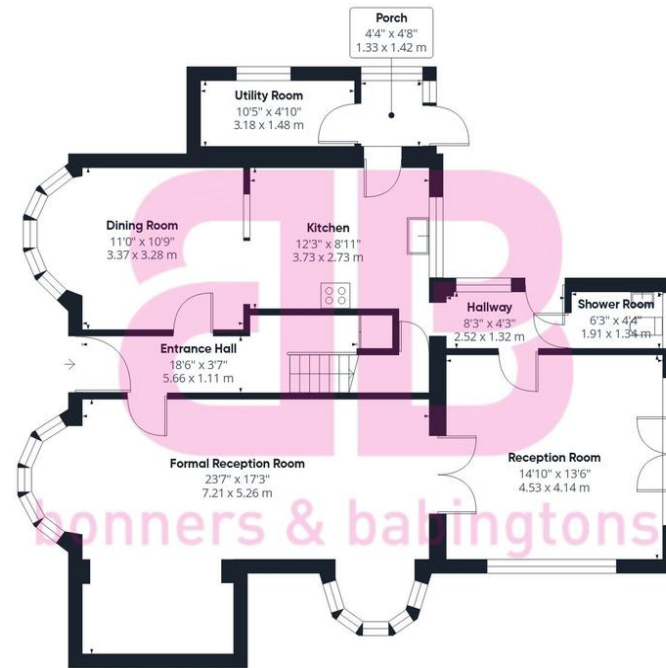
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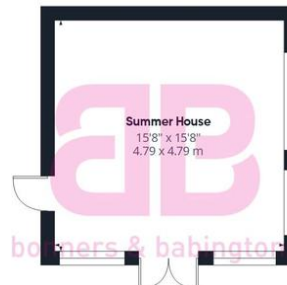
Ground Floor Building 1



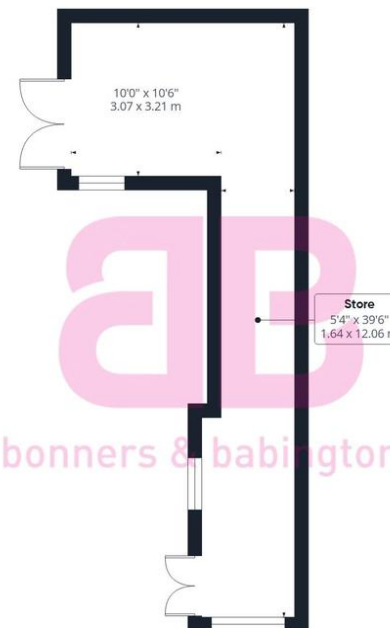
Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area<sup>(1)</sup>

2498 ft<sup>2</sup>

232 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

